

Silver Spring Commercial Properties, Inc., a Maryland Corporation, does grant and convey unto the North Washington Realty Company, a Delaware Corporation, all that certain lot piece or parcel of land, situate, lying and being in Montgomery County, in the State of Maryland, known as and being Lot Numbered Twelve (12), in Block lettered "D", in a subdivision of land in said County known as and called "Robert H. McNeill's Addition to Silver Spring Park", as laid down and described upon a plat of said subdivision which is duly recorded among the Land Records of said County in Plat Book No. 3, Plat No. 263.

Together with all and singular the buildings and improvements thereon and all the rights, roads, ways, waters, privileges, advantages and appurtenances to the same belonging, or in anywise thereunto appertaining.

And the said Silver Spring Commercial Properties, Inc., covenants to warrant specially the lands and premises hereby conveyed, and to execute any and all such further or other assurances as may be requisite or necessary the better to convey the same as aforesaid.

In Witness Whereof, the said Silver Spring Commercial Properties, Inc. hath on this 9th day of August, A.D. 1934, caused these presents to be signed by E. Brooke Lee its President, attested by its Secretary, and its corporate seal to be hereunto affixed.

Attest: Silver Spring Commercial Properties, Inc.
John B. Sterling Secretary Silver Spring Commercial Properties, Inc. 1932 Maryland
By E. Brooke Lee President

State of Maryland, County of Montgomery, to wit:-
I hereby certify that on this 9th day of August, in the year nineteen hundred and thirty four, before me, the subscriber, a Notary Public of the State of Maryland, in and for Montgomery County, personally appeared E. Brooke Lee, President, of the Silver Spring Commercial Properties, Inc. and acknowledged the foregoing and annexed deed to be the act and deed of said Silver Spring Commercial Properties, Inc.

Given under my hand and Notarial Seal this 9th day of August, A.D. 1934
Walter L. Funderburk
Walter L. Funderburk Notary Public
Notary Public
Montgomery
County, Md.

EXAMINED

*mailed to:
North Wash. Realty Co.
Silver Spring, Md.
11-20-34*

At the request of Werner L. Hoffman and Ruth B. Hoffman the following Deed was recorded September 10th, A.D. 1934, at 9:47 o'clock A.M. to wit:-

This Deed, Made this 10th day of August, A.D. 1934, by the North Washington Realty Company, a corporation duly incorporated under the Laws of the State of Delaware;

Witnesseth, that for and in consideration of the sum of Ten dollars

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and divers other good and valuable considerations, them thereunto moving, and the assumption of and promise to pay by the grantees hereinafter named, of an encumbrance given by the said North Washington Realty Company, to secure Ralph C. Boyd; Thomas E. Jarrell and Karl E. Jarrell, Trustees, in the sum of Four Thousand and 00/100 dollars (\$4,000.00) with interest from date at the rate of six per centum (6%) per annum, dated July 26, 1934, and duly recorded among the Land Records of Montgomery County, Maryland, prior hereto, the said North Washington Realty Company does grant, release and convey unto Werner L. Hoffman and Ruth Bernice Hoffman, his wife, all that certain lot, piece or parcel of land, situate, lying and being in Montgomery County, in the State of Maryland, known as and being Lot Numbered forty-two (42), in Block lettered "D", in a subdivision of land in said County known as and called "Resubdivision of Block D Robert H. McNeill's Addition to Silver Spring Park", as Laid down and described upon a Plat of said subdivision which is duly recorded among the Land Records of said County in Plat Book No. 5, Plat No. 498;

In consideration of the execution of this deed, the grantees for themselves, their heirs and/or assigns, covenant and agree (such covenants and conditions running with the land);

1. The building lines of this subdivision as shown on the plat recorded in the Land Records of Montgomery County are binding upon the lot or lots hereby conveyed.

2. For Purposes of sanitation and health, this property can not be sold, transferred, or rented to a member of a race whose death rate is greater than that of the white race, or to a member of the negro race.

3. That neither the grantees nor their heirs or assigns shall or will erect or permit to be erected more than one single family dwelling and the necessary garage therefor, on any lot in said subdivision.

4. The North Washington Realty Company specifically reserves the right to approve or disapprove the exterior design of the dwelling and garage, as well as the location therefor, to be built on any lot in this subdivision, and the grantee or grantees herein and/or their heirs and/or assigns, specifically agree that they will not start construction or the foundation of a dwelling or garage on the lot or lots conveyed herein without the written approval of the North Washington Realty Company of the exterior design of such improvements and the location therefor on the lot or lots conveyed herein. This covenant is to be in force until January 1st, 1948.

5. That neither the grantees, nor their heirs or assigns, shall or will manufacture, or sell or cause or permit to be manufactured or sold on any portion of the premises hereby conveyed, any goods, wares or merchandise of any kind, and will not carry on, nor permit to be carried on, on any part of said premises any trade or business whatsoever.

Together with all and singular the buildings and improvements thereon and all the rights, roads, ways, waters, privileges, advantages and appurtenances to the same belonging or in anywise thereunto appertaining.

And the said North Washington Realty Company covenants to warrant specially the land and premises hereby conveyed, and to execute any and all such further or other assurances as may be requisite or necessary the better to convey the same as aforesaid.

Witness the signature of the North Washington Realty Company, by E. Brooke Lee, its President, its corporate seal hereto attached and the same attested by its Asst Secretary.

Attest: North Washington Realty Company
Mary Louise Jones By E. Brooke Lee
Asst. Secretary North Washington Realty President
Co., Incorporated 1922
Maryland Seal

(Internal Revenue \$3.50)

State of Maryland, County of Montgomery, to wit:

I hereby certify that on this 10th day of August, in the year nineteen hundred and thirtyfour, before me, the subscriber, a Notary Public, of the State of Maryland, in and for Montgomery County, personally appeared E. Brooke Lee, President of the North Washington Realty Company, and acknowledged the foregoing and annexed deed to be the act and deed of said North Washington Realty Company.

Given under my hand and Notarial Seal this 10th day of August, A.D. 1934. Walter L. Funderburk

Walter L. Funderburk Notary Public
Notary Public
Montgomery
County, Md.

EXAMINED [handwritten initials]

mailed to:
North Wash. Realty Co.
Silver Spring, Md.
11-20-34

At the request of Albert J. Fitzpatrick and Eleanore F. Fitzpatrick the following Deed was recorded September 10th, A.D. 1934, at 9:47 o'clock A.M. to wit:-

This Deed made this 7th day of September, in the year nineteen hundred and thirty-four, by the North Washington Realty Company, a corporation duly incorporated under the laws of the State of Delaware.

Witnesseth, that for and in consideration of the sum of Ten dollars and divers other good andvaluable considerations, them thereunto moving, and the assumption of and promise to pay by the grantees hereinafter named, of an encumbrance given by the said North Washington Realty Company, to secure Margaret C. Dougherty; Frank J. Ehlers and Edmund M. Emmerich, trustees, in the sum of Five Thousand and 00/100 dollars (\$5,000.00), with interest from date at the rate of six per centum (6%) per annum, dated July 20, 1934, and duly recorded among the Land Records of Montgomery County, Maryland prior hereto, the said North Washington Realty Company does grant, release and convey unto Albert J. Fitzpatrick and Eleanore F. Fitzpatrick, as tenants by the entireties, all that certain lot, piece or parcel of land situated lying and being in Montgomery County, in the State of Maryland, known as and being

Lot numbered Twenty-eight (28), in Block lettered "C", located in a subdivision of land in said County known as and called "Resubdivision of Blocks 'C', 'E' and 'F'

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